

**SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
Program Progress:			PJs in State: <input type="text" value="38"/>			
% of Funds Committed	<input type="text" value="88.25"/> %	<input type="text" value="88.74"/> %	<input type="text" value="18"/>	<input type="text" value="90.66"/> %	<input type="text" value="35"/>	<input type="text" value="31"/>
% of Funds Disbursed	<input type="text" value="75.83"/> %	<input type="text" value="79.23"/> %	<input type="text" value="26"/>	<input type="text" value="81.06"/> %	<input type="text" value="16"/>	<input type="text" value="21"/>
Leveraging Ratio for Rental Activities	<input type="text" value="1.16"/>	<input type="text" value="4.05"/>	<input type="text" value="16"/>	<input type="text" value="4.62"/>	<input type="text" value="16"/>	<input type="text" value="19"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="65.19"/> %	<input type="text" value="81.32"/> %	<input type="text" value="31"/>	<input type="text" value="81.27"/> %	<input type="text" value="11"/>	<input type="text" value="11"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="39.09"/> %	<input type="text" value="57.72"/> %	<input type="text" value="30"/>	<input type="text" value="68.23"/> %	<input type="text" value="9"/>	<input type="text" value="11"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="95.31"/> %	<input type="text" value="70.09"/> %	<input type="text" value="11"/>	<input type="text" value="79.86"/> %	<input type="text" value="87"/>	<input type="text" value="82"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="90.10"/> %	<input type="text" value="36.23"/> %	<input type="text" value="3"/>	<input type="text" value="44.82"/> %	<input type="text" value="99"/>	<input type="text" value="97"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="100.00"/> %	<input type="text" value="95.55"/> %	<input type="text" value="1"/>	<input type="text" value="94.65"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
Overall Ranking:			In State: <input type="text" value="19"/> / <input type="text" value="38"/>	Nationally: <input type="text" value="30"/> <input type="text" value="35"/>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$11,642"/>	<input type="text" value="\$14,049"/>		<input type="text" value="\$25,419"/>	<input type="text" value="192"/> Units	<input type="text" value="8.60"/> %
Homebuyer Unit	<input type="text" value="\$9,796"/>	<input type="text" value="\$9,433"/>		<input type="text" value="\$14,530"/>	<input type="text" value="1,789"/> Units	<input type="text" value="80.10"/> %
Homeowner-Rehab Unit	<input type="text" value="\$28,933"/>	<input type="text" value="\$30,082"/>		<input type="text" value="\$20,251"/>	<input type="text" value="227"/> Units	<input type="text" value="10.20"/> %
TBRA Unit	<input type="text" value="\$2,766"/>	<input type="text" value="\$3,562"/>		<input type="text" value="\$3,156"/>	<input type="text" value="26"/> Units	<input type="text" value="1.20"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Worth TX

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,325	\$68,091	\$31,091
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses: PJ: 3.5 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	24.0	17.7	18.9	0.0
Black/African American:	59.9	44.4	54.6	100.0
Asian:	0.5	0.6	0.0	0.0
American Indian/Alaska Native:	1.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.5	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	14.1	36.6	26.4	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	37.0	17.9	40.1	0.0
2 Persons:	18.8	21.7	29.5	34.6
3 Persons:	19.3	24.9	14.1	34.6
4 Persons:	13.0	18.6	7.9	26.9
5 Persons:	8.3	10.6	4.8	3.8
6 Persons:	3.1	4.3	2.2	0.0
7 Persons:	0.0	1.0	0.4	0.0
8 or more Persons:	0.5	1.1	0.9	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	41.7	21.2	36.6	0.0
Elderly:	1.0	2.6	35.2	0.0
Related/Single Parent:	34.4	32.8	4.4	96.2
Related/Two Parent:	13.5	38.5	20.3	3.8
Other:	9.4	4.9	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	32.3	0.0 [#]
HOME TBRA:	0.0	
Other:	51.0	
No Assistance:	16.7	

of Section 504 Compliant Units / Completed Units Since 2001 99

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

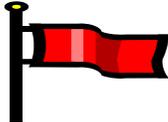
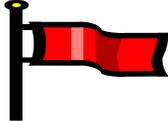
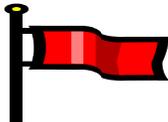
Participating Jurisdiction (PJ): Fort Worth State: TX

Group Rank: 30
(Percentile)

State Rank: 19 / 38 PJs

Overall Rank: 35
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	65.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	39.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.71	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

